



**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

## NEW BRIGGS FOLD, EGERTON, BL7 9UL



- Two bedroom semi detached
- Internal lift from garage to lounge
- Bungalow style accommodation
- Cul de sac, Egerton village, lovely views
- Generous lounge/diner, integrated kitchen
- Two bedrooms & shower room
- Gardens to front & rear. No upward chain
- Potential to extend STPP.



**Offers in the Region Of £230,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



A two bedroom semi detached property set on a cul-de-sac in the picture village of Egerton to the north of Bolton, close to the West Pennine Moors and some beautiful countryside. Popular schools (Walmsley, Egerton, St John's and Turton High School) are within easy reach, as are wonderful restaurants (Cibo, Ciao Baby, Retreat) sporting facilities (Delph Sailing Club, The Last Drop Village, Dunscore Golf Club, Turton Golf Club etc and superb travel links via both road (A666) and railway via Bromley Cross train station which directly serves; Manchester, Salford, Bolton and Blackburn. All of the principle accommodation is on one level so there are some similarities to a bungalow though the integral garage is below, importantly, there is an internal elevator which travels from the garage to the lounge/diner.

The accommodation on our for briefly comprises: reception hallway, generous L shaped lounge diner which enjoys the lovely view views to the front, fitted kitchen with integrated appliances, side entrance porch, internal hallway with built-in storage space, generous master bedroom complete with fitted furniture, second bedroom and three-piece shower room suite. There is an integral garage of which the rear section has been partitioned off to create a separate room and access point for the internal lift, the garage is served by a driveway providing private off-road parking space, the front garden has been finished in Astroturf for easy maintenance, and the rear garden is over three levels with fencing to 3 sides. The property benefits from uPVC double glazing, a modern style gas combination central heating boiler and importantly is offered for sale with early vacant possession and no further upward chain delay. It's worth noting that neighbouring properties have extended and there may well be potential to do the same subject to any appropriate planning permission permissions or regulations. This is a wonderful home already and there is superb potential as well. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance hall:** 5' 1" x 4' 3" (1.542m x 1.308m) New uPVC entrance door, uPVC window, timber flooring, wood panelling to the wall and the ceiling.

**Open plan lounge diner:** 20' 0" x 18' 6" (6.097m x 5.645m) Measured at maximum pints. There are 2 uPVC windows to the front which enjoy the far reaching views, two radiators, and the internal lift which travels from the living room into the garage is accessible from this room, fitted blinds, living flame gas fire.

**Kitchen:** 10' 0" x 7' 11" (3.045m x 2.405m) A fitted kitchen was an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated washing machine, oven/grill, fridge/freezer, stainless steel sink and drainer with mixer tap over, ceramic wall and floor tiling, spot lighting, the kitchen opens up into the side porch which contains the Ideal Logic Combi C24 gas combination central heating boiler, and uPVC entrance door.

**Internal hallway:** 5' 1" x 3' 6" (1.545m x 1.070m) Built-in storage space, loft access point.

**Bedroom 1:** 14' 8" x 9' 3" (4.477m x 2.817m) The master bedroom enjoys a super range of professionally fitted bedroom furniture finished in a walnut style with contrasting Chrome type handles, a super range of wardrobes/storage space, drawers, bedside drawers, display shelving and bridging cabinets, uPVC window overlooking the rear garden, radiator.

**Bedroom 2:** 10' 0" x 9' 3" (3.058m x 2.829m) uPVC window overlooking the rear garden, radiator.

**Shower room:** Modern white shower room suite comprising: pedestal wash hand basin, dual flush WC and shower area with side glass shower panel, ceramic wall and floor tiling, uPVC window, radiator.

**Overall approximate plot size:** The overall approximate plot size extends to around 0.06 acre

**Garden:** The rear garden is in a tiered style with a lawn section and patio space with fencing to 3 sides. The front garden has been finished in Astroturf for easy maintenance.

**Garage:** There is an integral garage with electric vehicle access door to the front, the garage is served by a private driveway providing off-road car parking space. Within the garage there is a section of room to the rear of 3.011X 1.031 which provides the elevator access point, the internal elevator travels up to the living room, meaning the steps to the front door can be avoided if so required.

**Chain details:** The property is sold with early vacant possession and no further upward chain delay.

**Bolton council tax:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C, which is at an approximate annual price of around £2,015

**Conservation area:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having "no" risk of flooding.

**Tenure:** Cardwells Estate Agents Bolton are advised by our clients that the freehold was purchased some years ago and this will be included in the sale - Freehold title number GM648399.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

